

24/7 MAX AIRFLOW IN 288 ft.² BOTTOM UNIT

- MIDEA AC W DEHUMIDIFIER
 - MAW08U1QWT (8,000 BTU) **350 ft.²**
- FILTRETE 3M AIR PURIFIER
 - FAP-ST02N **310 ft.²**
- 20" BOX FAN



Copilot: “Given your powerful airflow setup—Midea AC with dehumidifier, Filtrete HEPA purifier, and 24/7 circulation in a 288 sq. ft. unit—**visible mold should not be present unless there’s structural moisture intrusion, past unresolved water damage, or hidden damp zones your system can’t reach. If mold is visible despite your gear, it means the building envelope is failing or actively feeding moisture from behind surfaces.**”

AG CAMPUS SAYS TO *INCREASE* AIRFLOW

- **“Use your fans and dehumidifiers as consistently as possible to support air circulation and moisture control”.**

AG CAMPUS SAYS I CAUSED MOISTURE & *MILDEW*

The concerns in your unit stem from neglect of the space and a failure to maintain appropriate airflow and cleanliness, which led to surface mildew and moisture accumulation.

AG CAMPUS SAYS THEY DID A *THOROUGH* INVESTIGATION

We have thoroughly investigated your claims

AG CAMPUS SAYS THEY DID NOT OBSERVE ACTIVE OR HAZARDOUS MOLD

“We did not observe any evidence of active or hazardous mold”

AG CAMPUS SAYS THE FOLLOWING ABOUT
THEIR CONTINUOUS 13.1+ DRYWALL
MOISTURE READINGS:

“We have attached the moisture readings taken during our recent inspection, all of which fall within normal ranges. There is no indication of elevated moisture levels that would support your claims of structural mold. Any reputable and licensed company you choose to hire for an inspection will likely reach the same conclusion.”



CoPilot

“If your moisture readings are consistently 13 across multiple wall locations using that meter, it suggests your walls are actively retaining moisture, even with dehumidification and airflow running nonstop.

Here’s what that tells us:

- Drywall should read well below 1% moisture by weight—or low single digits if the meter’s on a reference scale. A “13” repeated across multiple points isn’t just background humidity—it points to possible trapped moisture, either from past leaks, rising damp, or vapor intrusion through compromised building materials.
- When readings are uniform across zones, it often means systemic infiltration, not just a localized event. This could be condensation behind paint layers, slab-driven moisture, or unsealed thermal bridging.
- With your setup actively drying the air and circulating particles 24/7, the fact that moisture persists implies that the source is internal, structural, or unresolved—not atmospheric.”

DOCUMENTED JET BLACK MOLD DIRECTLY
IN LINE OF AIRFLOW



This is the underside of the patio above me at 1840 Onyx Alley A. There's spots spanning the entire patio.



I created a "catio" for my ESA on my patio. Seeing this located above where she sits often is concerning.

